

STAFF REPORT

Meeting Date: June 9, 2004
Continued from April 21, 2004

Agenda Item 13

**LAFCO CASE
NAME & NO.**

LAFCO 04-02 Camarillo Sanitary District Annexation – Dunkle
(Parcels A – G)

PROPOSAL:

The proposal includes the annexation of eight lots and a portion of Los Posas Road and a portion of West Loop Drive into the Camarillo Sanitary District for sanitary sewer services.

SIZE:

Parcel A: One lot and a portion of Las Posas Road
approximately 0.66 acre
Parcel B: One lot and a portion of West Loop Drive,
approximately 0.56 acre
Parcel C: One lot; approximately 0.29 acre
Parcel D: One lot; approximately 1.00 acre
Parcel E: One lot; approximately 0.67 acre
Parcel F: One lot and a portion of Las Posas Road;
approximately 0.67 acres
Parcel G: Two lots; approximately 0.20 acres

Total Area: Approximately 4.05 acres

LOCATION:

The proposal areas are all in the Camarillo Sanitary District's Sphere of Influence and in the City of Camarillo's Sphere of Influence. Parcels A, C, F and G are in the City of Camarillo. Parcel B is contiguous with the City of Camarillo boundary.

COMMISSIONERS AND STAFF

COUNTY:

Kathy Long
Linda Parks
Alternate:
Steve Bennett

CITY:

Evaristo Barajas, Chair
Don Waunch
Alternate:
John Zaragoza

SPECIAL DISTRICT:

Jack Curtis, Vice Chair
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

LAFCO ANALYST:

Hollee Brunsky

OFFICE MANAGER/CLERK:

Debbie Schubert

LEGAL COUNSEL:

Noel Klebaum

ASSESSOR'S PARCEL INFORMATION:

Parcel	Parcel No.	Property Address	Property Owner
A	151-0-050-355	2015 E. Las Posas Road	Leanne Ball/ Richard Warmell
B	151-0-040-085	225 West Loop Drive	Joel Stephenson
C	150-0-060-275	78 Mission Drive	Gary Curtis
D	109-0-322-295	532 Vista Montana	Laurie & Brian Ross
E	109-0-132-055	670 Camino Concordia	McCrosen Trust & Kamensky Trust
F**	150-0-060-425	1809 E. Las Posas Road	Varble Trust
G**	150-0-060-235	40 Mission Drive	Frank R. Crawford Trust
G**	150-0-060-245	42 Mission Drive	Frank. R. Crawford GS Trust

** Lots recommended to be included in the annexation; property owner consent received after the original proposal was filed.

PROPONENT: Camarillo Sanitary District, by Resolution

NOTICE: This matter has been noticed as required by law.

RECOMMENDATIONS:

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Camarillo Sanitary District as lead agency, dated November 4, 2003, and determine that the annexation of the five lots in the original proposal (Parcels A-E) is exempt under Sections 15301 and 15319(a) of the CEQA Guidelines.
- B. As lead agency, determine that the addition of the three lots located at 40, and 42 Mission Drive and at 1809 Las Posas Road to the Camarillo Sanitary District Annexation – Dunkle (Parcels F-G) is exempt under Sections 15301 and 15319(a) of the CEQA Guidelines.
- C. Adopt the attached resolution (LAFCO 04-02) making determinations and approving the Camarillo Sanitary District Annexation – Dunkle (Parcels A – G).

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	The individual lots, Parcels A – G, are each developed with Single-Family residences.	County: R-1-10 (Residential, 10, 000 sq. ft. minimum); RE 1AC (rural exclusive 1 acre minimum lots); RE –20 (rural exclusive – 20,000 sq. ft. minimum lots) City: R-1-10 (single family residential – 10,000 sq. ft. minimum lots)	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

The surrounding land uses, zoning and general plan designations for both the City and County are similar to the land uses, zoning and general plan designations for the seven subject parcels, and reflect the same single family residential characteristics.

C. Topography, Natural Features and Drainage

Each of the seven parcels are located northerly of Las Posas Road where the terrain slopes in the Camarillo hills. Each parcel individually is relatively flat with a slope of approximately two - five percent. There are no significant land features on any of the parcels.

D. Conformity with Plans

Parcels A, C, F and G are in the City of Camarillo. All the Parcels are within the Camarillo Sanitary District's Sphere of Influence and within the City of Camarillo's Sphere of Influence. Under LAFCO policies the City's General Plan takes precedence. The existing single-family residential use of each lot is consistent with the City of Camarillo's Low Density Residential General Plan designation.

The Parcels are all located within the SOAR and CURB boundaries for the City of Camarillo.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

A. Agricultural Land and Agriculture

All the Parcels are located in an urbanized area, are zoned for residential development and have existing development. There are no agricultural uses on the lots, nor any surrounding agricultural uses.

B. Open Space

The Parcels are not considered open space or located within a greenbelt.

3. Population:

According to the County of Ventura Registrar of Voters, there are only 6 registered voters in the proposal area as recommended. As there are less than 12 registered voters within the proposal area, the proposal (the recommended eight lot area) is considered to be uninhabited under the provisions of LAFCO law relating to protest proceedings.

4. Services and Controls – Need, Cost, Adequacy and Availability:

Each of the Parcels recommended for annexation is currently receiving service from the Camarillo Sanitary District. The original five lot proposal was based on agreements between the Camarillo Sanitary District and the affected property owners that provide for the annexation to the District as a part of the District agreeing to provide service. No change to the service to any lot will result from annexation to the District. Upon annexation to the District, however, the sanitary sewer user rate changes will decrease.

No change to any other existing service, including water service and school services, will result from this proposal.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Because of the recommended addition of Parcels F and G to the annexation, maps sufficient for filing with the State Board of Equalization are not yet available. A condition is recommended to require complete maps and legal descriptions corresponding with the approval prior to recordation.

6. Assessed Value, Tax Rates and Indebtedness:

Parcels A , C F and G are in the City of Camarillo and are in tax rate area 07055. Parcel B is in tax rate area 75005, Parcel D is in tax rate area 75035, and Parcel E is in tax rate area 75003. Each of these tax rate areas has a tax rate of 1.078097 per \$100 of assessed valuation.

Upon annexation to the Camarillo Sanitary District each parcel will be assigned to one of three new tax rate areas, but the tax rate will remain the same.

The assessed land value of each lot per the 2003-2004 tax roll is:

Parcel	Parcel No.	Property Address	Assessed Land Value
A	151-0-050-355	2015 E. Las Posas Road	\$101,207
B	151-0-040-085	225 West Loop Drive	\$88,412
C	150-0-060-275	78 Mission Drive	\$91,759
D	109-0-322-295	532 Vista Montana	\$459,000
E	109-0-132-055	670 Camino Concordia	\$27,251
F**	150-0-060-425	1809 E. Las Posas Road	\$12,529
G**	150-0-060-235	40 Mission Drive	\$12,771
G**	150-0-060-245	42 Mission Drive	\$11,920

** Lots recommended to be included in the annexation; property owner consent received after the original proposal was filed.

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees. As the seven parcels are already connected to the Camarillo Sanitary District facilities, the property owners are already paying these user fees.

7. Environmental Impact of the Proposal:

The Camarillo Sanitary District is the lead agency for Parcels A – E that were involved in the original proposal. The District found the proposal to be categorically

exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines. The categorical exemption is appropriate for the proposal as all lots involved have existing single-family residences.

Since the original five-lot proposal was filed, two other property owners, owning three additional lots, Parcels F and G, have consented to have their properties included with the annexation. Each of these three additional lots is developed with a single-family residence and each is already connected to the Camarillo Sanitary District's facilities. There will be no land use changes resulting from annexing these lots. It is recommended that the Commission act as lead agency and determine that the addition of Parcels F and G (the three lots located at 40, and 42 Mission Drive and at 1809 Las Posas Road) to the Camarillo Sanitary District Annexation – Dunkle (Parcels A – G) is exempt under Sections 15301 and 15319(a) of the CEQA Guidelines.

8. Regional Housing Needs

The proposal is for an annexation of lots into the Camarillo Sanitary District. This proposal will have no effect on the fair share of the regional housing needs for the City of Camarillo.

9. Landowner and Annexing Agency Consent:

The landowners of all eight lots involved in the proposal as recommended have given their written consent to annex. Because the area is uninhabited in terms of LAFCO procedures, it is recommended that the Commission waive any further notice or conducting authority proceedings.

SPECIAL ANALYSIS:

The original proposal submitted by the Camarillo Sanitary District included five lots, Parcels A - E. These lots are already connected to the Camarillo Sanitary District's sewer system and the property owners or prior property owners have all signed agreements with the District consenting to the annexation.

One of the original lots, Parcel C located at 78 Mission Drive (APN 150-0-060-275) is part of an "island" area at the northeasterly corner of the intersection of Las Posas Road and Mission Drive (see attached map). During the review of the proposal and in discussion with the Camarillo Sanitary District staff, it was determined that of the ten lots in this area, nine (including Parcel C at 78 Mission Drive) are connected to the Camarillo Sanitary District's sewer system. Only the northernmost lot at 98 Mission Drive (APN 150-0-060-295) is not connected to the District's sewer system.

Given that the eight lots southerly of Parcel C (the lot at 78 Mission Drive) are also already connected to the District's facilities, the District staff sent a letter (sample attached) to each of these property owners requesting that they consent to the annexation of their property to the District. As noted in the letter there would be no cost to the owners to annex at this time and, due to differential rates for sewer services for properties outside the District boundaries, the sewer rates would be less upon annexation.

As of April 9, the date for responding to the District's request, only the Varble Trust ownership (Parcel F) consented to annex. Because of this lack of response, when this matter was first presented to the Commission on April 21, 2004, it was recommended that it be continued in order for LAFCO staff to make contact with the remaining owners. This was done in order to share with these owners that not only would the annexation not cost them anything, but that they would save money on an on-going basis on their sewer bills.

On May 17, each of the seven property owners who had not consented to annexation to the District, but whose properties are already connected to the District's sewer system and who would benefit from annexation by having their sewer bills reduced, were sent a copy of the attached letter and Question and Answer sheet via certified mail. As a result of this extra mailing, one additional property owner, the Crawford Trust that owns lots at 40 and 42 Mission Drive, collectively now called Parcel G, consented to be annexed. No other formal responses were received, although the property owner at 30 Mission Drive did call and indicate that even though they understood they could pay reduced sewer rates, they were unwilling to consent to annexation.

The following table lists all the properties in this island area (including 78 Mission Drive that was part of the original proposal), the property owners, their sewer connection status and the two additional owners (owning the three lots at 40 and 42 Mission Drive and at 1809 E. Las Posas Rd.) who have subsequently consented to annex.

Parcel No.	Property Address	Owners Name	Connected to District Sewer	Consents to Annexation
150-0-060-295	98 Mission Drive	Betty L. Loppert Trust	No	Not asked; not connected to sewer
150-0-060-275	78 Mission Drive	Gary O. Curtis	Yes	Yes
150-0-060-265	60 Mission Drive	Aaron B. & Robbin R. Roberts	Yes	No response
150-0-060-255	56 Mission Drive	Marti L. Robinson	Yes	No response
150-0-060-235	40 Mission Drive	Frank R. Crawford Trust	Yes	Yes
150-0-060-245	42 Mission Drive	Frank R. Crawford GS Trust	Yes	Yes

Parcel No.	Property Address	Owners Name	Connected to District Sewer	Consents to Annexation
150-0-060-215	30 Mission Drive	Katherine L. Figueroa	Yes	No
150-0-060-335	32 Mission Drive	Herb & Jonii Kingren	Yes	No response
150-0-060-425	1809 E. Las Posas Road	James T. Varble Residuary Trust James T. Varble Survivor Trust	Yes	Yes
150-0-060-435	1863 E. Las Posas Road	Pleasant Valley Mutual Water Company	Yes	No

It is unfortunate for their own sake, that the other property owners in this area that are already connected to the Camarillo Sanitary District sewer facilities did not agree to annex at this time. Both the District and LAFCO staff spent considerable extra time to provide additional information and to give these owners the maximum opportunity possible to consent to annex so they could save money on their monthly sewer bills.

The Commission could consider holding conducting authority protest proceedings to possibly consider forcing all the property owners in this area that are now connected to the Camarillo Sanitary District sewer to annex. Such proceedings would, however, require substantial extra time and extra costs for the extensive notices that would be required. Thus, further proceedings are not recommended at this time. It is not fair to the consenting owners to delay the process further, or for LAFCO to bear additional expense.

If at some time in the future, one or more of these owners wants to reduce their monthly sewer bill, they will be able to file separately with the District and LAFCO for annexation, and to pay the appropriate costs. Since there are no service issues and the only reason to annex would be to save on their monthly sewer costs, there is no necessity for either the District or LAFCO to further pursue annexation of these properties at this time.

ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and the review of the materials submitted, determines that the boundaries of the proposal area should be modified, or that the proposal should be approved subject to any changes or additions to the terms and conditions recommended, a motion to approve should

clearly specify any boundary changes and/or any changes or additions to the terms and conditions of approval.

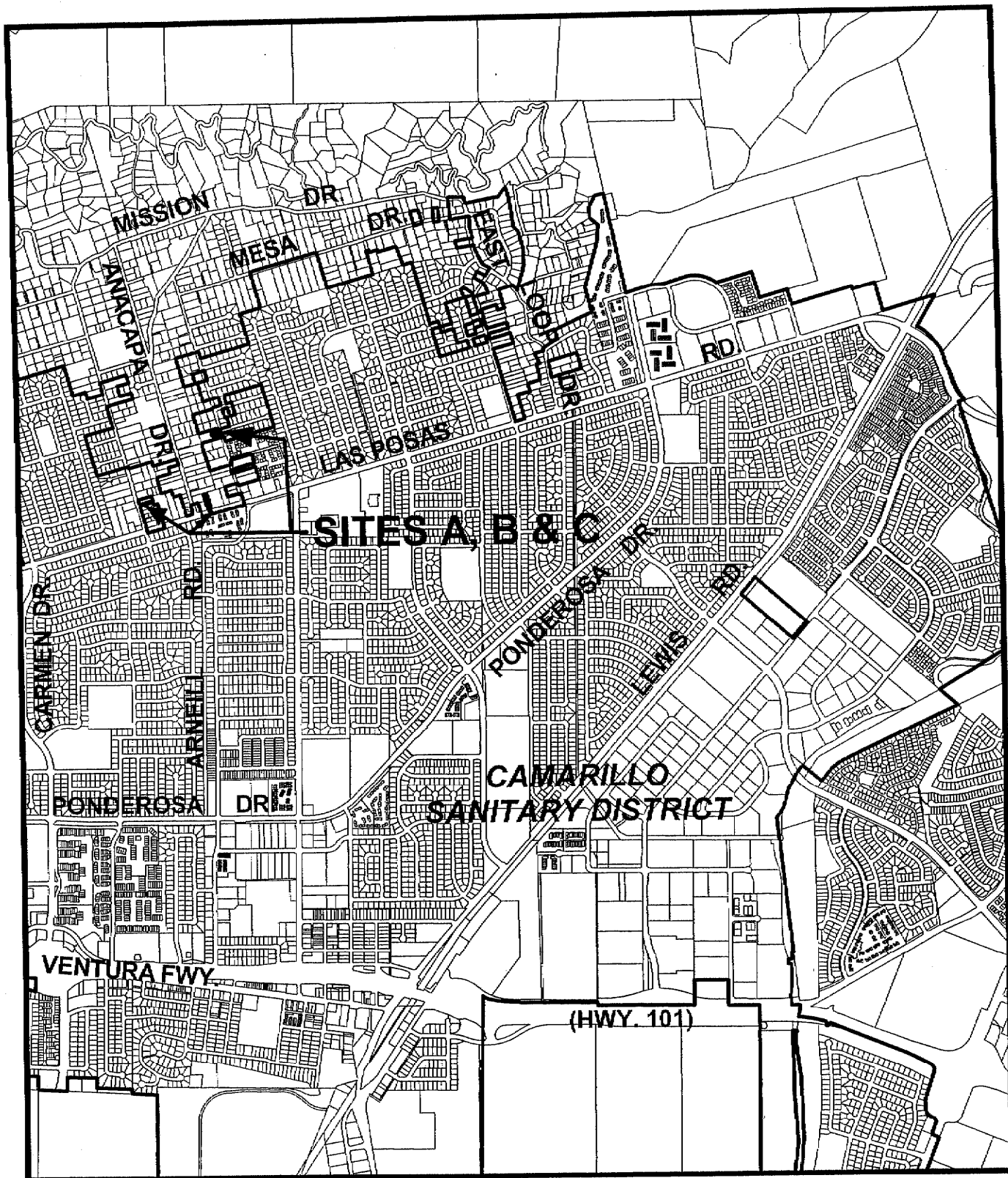
- C. If the Commission, following public testimony and review of materials submitted with this application wishes to deny this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

PREPARED FOR THE COMMISSION BY:

Everett Millais, Executive Officer

Attachments:

- (1) Vicinity Maps (Parcels A, B, C, D, E)
- (2) Detail map of the Mission Drive/E. Las Posas area (Parcels A-E)
- (3) Sample of letter sent by Camarillo Sanitary District to the 8 owners connected to the sewer southerly of Parcel C.
- (4) Sample of letter and Question and Answer sheet sent by LAFCO staff via certified mail to the 8 owners connected to the sewer southerly of Parcel C.
- (5) LAFCO 04 - 02 Resolution
- (6) Maps and Legal Descriptions of Parcels A through E-the original 5 lots proposed to be annexed.



LEGEND



Existing Camarillo Sanitary District Boundary



Proposed Annexation Area

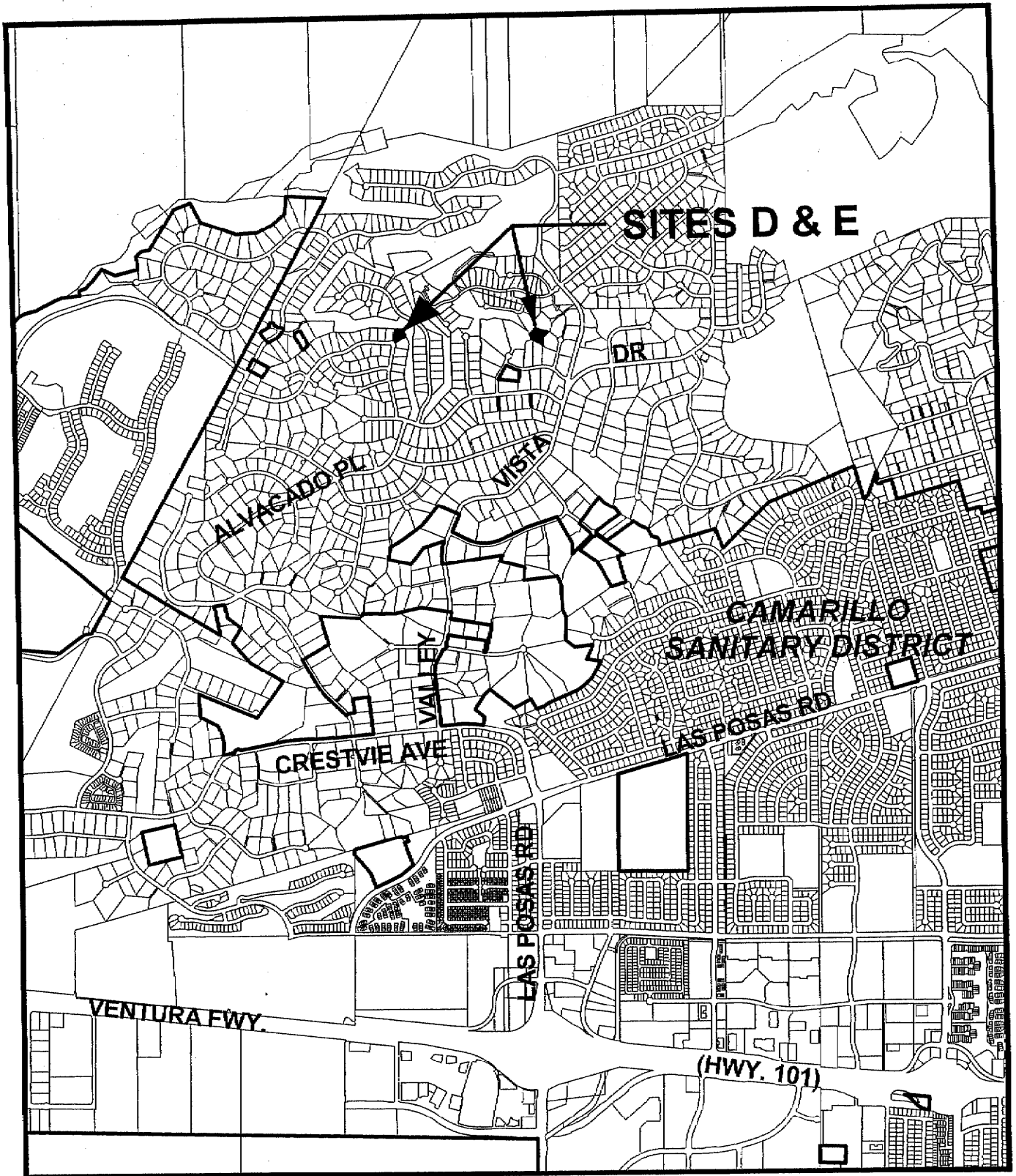
LAFCO 04-02

VICINITY MAP





CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE ~ PCL'S A, B & C
(CSD ANNEXATION NO. 2003-06)

1"= 2000'



LEGEND

-  Existing Camarillo Sanitary District Boundary
-  Proposed Annexation Area

LAFCO 04-02

VICINITY MAP



CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE - PCL'S D & E
(CSD ANNEXATION NO. 2003-06)

1"= 2000'

LOPERT BETTY L TR
150-0-060-28

ROBERTS AARON B-ROBBIN R
150-0-060-26

ROBINSON MARTI L
150-0-060-25

PLEASANT VALLEY
MUT WATER CO
150-0-060-43



FOCHLER
DWAYNE L-
ALLISON W
150-0-060-33

FIGUEROA
KATHERINE L
150-0-060-21

MISSION DR

LAS POSAS RD

Legend

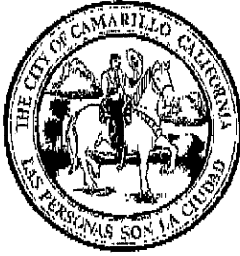
-  District Boundary
-  Consenting Owners



LAFCO 04-02

Camarillo Sanitary District Annexation - Dunkle (Parcels A-E)
Mission Drive Area

0 50 100
Feet



Camarillo Sanitary District

601 Carmen Drive • Camarillo, CA 93010
Office (805) 383-5633 Fax (805) 388-5318

March 30, 2004

James T. Varble Residuary Trust
1809 E. Las Posas Road
Camarillo, CA 93010

Dear Trust:

The Camarillo Sanitary District (District) has a request for annexation of a parcel located on Mission Drive and is conducting a survey to see if you are interested annexing your property into the District at no cost to you.

Our Utility Billing records indicate that your property is currently being provided sanitary sewer services at the current Out-of-District rate of \$26.35 per month. Annexing your property into the District would reduce your sanitary sewer rate from \$26.35 to the current In-District rate of \$21.08 per month.

To expedite the process we request that you notify the District of your interest by completing the enclosed survey form and return it to this department by Friday, April 9, 2004 in the enclosed stamped, self-addressed envelope.

If you have any questions or if clarification is needed, please feel free to contact Janet Starr at 805.383.5633. We will keep you advised of future hearing dates in accordance with District procedures.

Sincerely,

Janet Starr
Administrative Assistant

Enclosure



Ventura
Local Agency Formation Commission

VIA CERTIFIED MAIL

May 17, 2004

Jerry Doran
Pleasant Valley Mutual Water Company
1863 E. Las Posas Road
Camarillo, CA 93010

RE: ANNEXATION TO CAMARILLO SANITARY DISTRICT
Property at 1863 E. Las Posas Road, Camarillo

Dear Mr. Doran:

According to the Camarillo Sanitary District, the Pleasant Valley Mutual Water Company responded to the Sanitary District's March 30, 2004 letter by indicating that it did not want its property annexed into the District. Did you understand that because the property at 1863 E. Las Posas Road is not now within the boundaries of the Sanitary District, the Water Company and/or its tenants are paying higher sewer rates than properties across the street that are within the boundaries of the District? Please take a moment to read the enclosed Question and Answer sheet, and for the benefit of the Water Company and/or its tenants please sign and return the enclosed Consent to Annex form to the Ventura Local Agency Formation Commission.

The Ventura LAFCO has received an application from the Camarillo Sanitary District to annex a number of properties that are already receiving sewer service from the District. This application is known as LAFCO 04-02 Camarillo Sanitary District Annexation – Dunkle (Parcels A- E). Property owners at 78 Mission Drive and at 1809 E. Los Posas Road have consented to have their property annexed as a part of this pending application. The Ventura LAFCO has continued action on this annexation application to give the Pleasant Valley Mutual Water Company one last opportunity to annex at no cost so the Water Company and/or its tenants can also be charged lower sewer rates.

If you want to participate in this annexation you must take action now to receive lower "in District" rates from the Camarillo Sanitary District. Please sign the enclosed Consent to Annex form and return it to LAFCO by May 28, 2004.

Frankly, no one from the Camarillo Sanitary District or LAFCO understands why any property owner would want to continue to pay more than necessary for services, or would want to have their tenants pay more. Please call me at the number below if you want further information or have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Everett Millais".

Everett Millais
LAFCO Executive Officer

cc: Camarillo Sanitary District, Attn: Janet Starr

QUESTIONS & ANSWERS ABOUT ANNEXATION TO THE CAMARILLO SANITARY DISTRICT

For Property Owners at 30, 32, 40, 42, 56 and 60 Mission Drive
and at 1863 E. Las Posas Road

1. I'm already getting sewer service from the Camarillo Sanitary District, why should I care about annexing into the District?

The simple answer is that you will save money with each and every sewer bill you receive if you annex into the Camarillo Sanitary District. The Camarillo Sanitary District has a surcharge for sewer service for any property not within the District boundaries. Currently the bills you receive for sewer service are 125% of the bills for the same service for properties located in the District boundaries. According to the Camarillo Sanitary District, the base rate for sewer service is \$21.08 per month for properties in the District boundaries and \$26.35 per month for properties outside the District boundaries. Why would you want to remain outside the District boundaries if you could save at least \$5.00 a month by annexing into the District?

2. How much will it cost me to have my property annexed into the Camarillo Sanitary District?

It will not cost you anything if you agree to have your property annexed to the Camarillo Sanitary District at this time. The Camarillo Sanitary District has an application on file with the Local Agency Formation Commission (LAFCO – the boundary agency that acts on annexations to cities and districts) to annex multiple other properties into the District. You will not be charged any fees by either the District or LAFCO if you agree to join in with the annexation application already on file. **Also, annexing into the Camarillo Sanitary District will not affect any of your taxes.** The only thing you will notice is a decrease in your monthly sewer bill.

3. How can I have my property annexed into the Camarillo Sanitary District at no cost?

In order to have your property annexed into the Camarillo Sanitary District at no cost you must sign the enclosed Consent to Annex form and return it to LAFCO by Friday, May 28, 2004. So that you can save money on your monthly sewer bills LAFCO has continued the application already on file to provide you with one last opportunity to consent to annex. The application on file will be heard on June 9, 2004. If you do nothing now and want to annex your property into the Camarillo Sanitary District after May 28, 2004, you could be charged the full costs of processing a separate application by both the District and by LAFCO.

4. What happens if I do not want my property annexed into the Camarillo Sanitary District?

It's your choice! No one will force you to save money on your sewer bills if you don't want to. You certainly can choose to ignore the offer to annex now at no cost, and you can continue to pay higher sewer rates than your neighbors across the street. It's your choice.



CONSENT TO ANNEX FORM

LAFCO 04-02 Camarillo Sanitary District Annexation – Dunkle (Parcels A – E)

I hereby consent to the annexation of property owned by Pleasant Valley Mutual Water Company located at 1863 E. Las Posas Road, Assessor's Parcel No. 150-0-060-435, to the Camarillo Sanitary District. I understand that this annexation will be at no cost to Pleasant Valley Mutual Water Company and will result in this property being charged "in District" sewer rates by the Camarillo Sanitary District. I also hereby indicate that I am authorized to sign on behalf of Pleasant Valley Mutual Water Company.

Sign Name

Date

Print name

Please return this signed form by May 28, 2004, to:

Ventura LAFCO
800 S. Victoria Avenue
Ventura, CA 93009-1850

LAFCO 04-02

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION – DUNKLE (PARCELS A – G)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the public hearing by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on June 9, 2004, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Camarillo Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated June 9, 2004 is adopted.
- (2) Said annexation is hereby approved as submitted and with the addition of Parcels F and G.
- (3) The subject proposal is assigned the following distinctive short form designation: **LAFCO 04-02 CAMARILLO SANITARY DISTRICT ANNEXATION – Dunkle (Parcels A – G).**

- (4) The boundaries of the affected territory will be definite and certain once maps and legal descriptions are prepared for Parcels F and G. **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (5) The Commission has reviewed and considered the lead agency's determination that the annexation of Parcels A – E is categorically exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines, and finds the annexation of Parcels A - E to be categorically exempt under sections 15301 and 15319(a).
In addition, the Commission as lead agency finds that the annexation of Parcels F and G is categorically exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, and as a lead agency, under Section 15062 of the CEAQA Guidelines.

This resolution was adopted on June 9, 2004.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

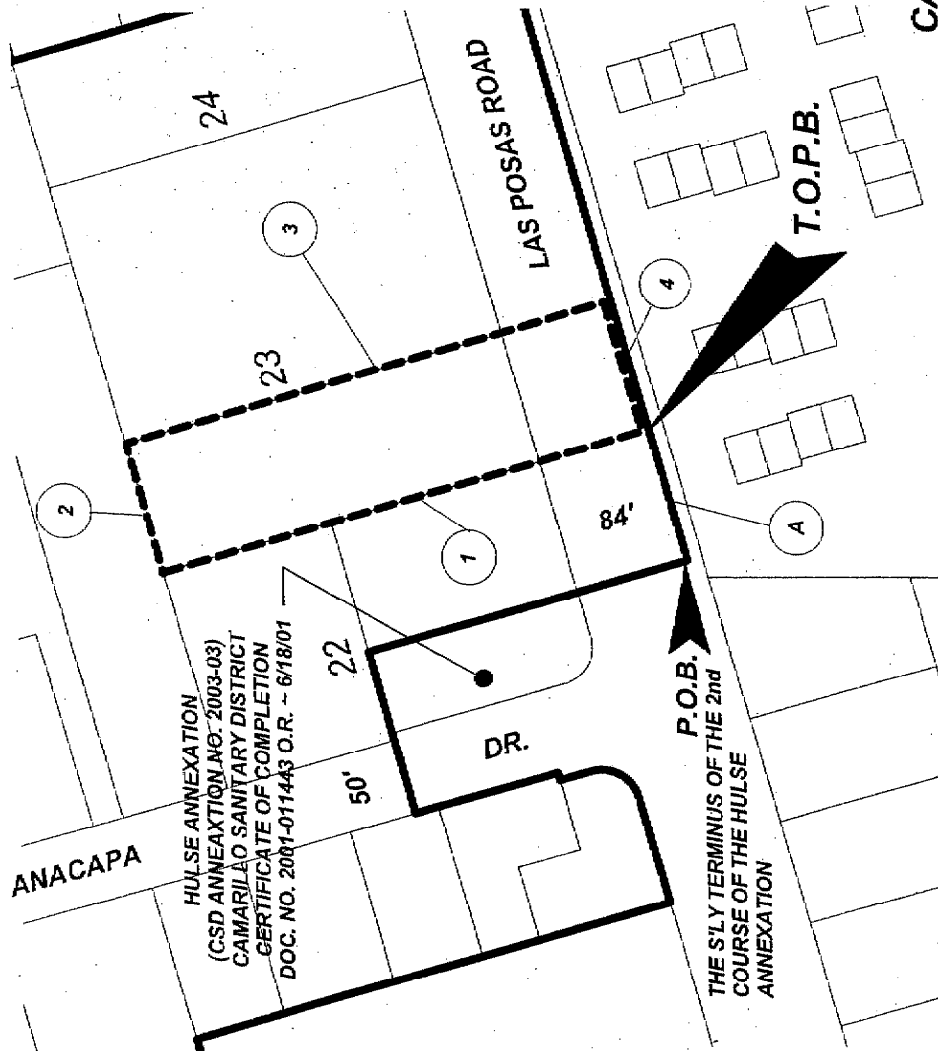
Certified by:

Bill Paulson

Date:

3/30/04

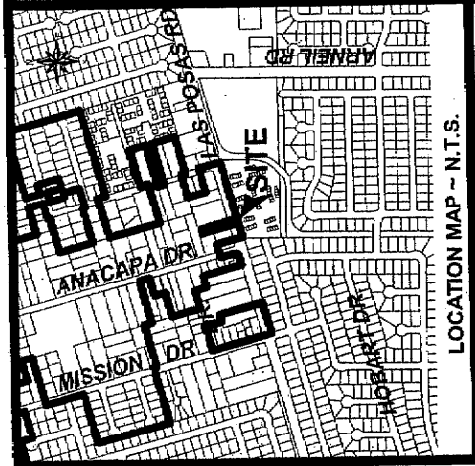
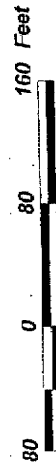
04-02



COURSES

	P.O.B.		
A -	N 73°34'00" E	87.81'	
1 -	N 16°25'00" W	329.95'	
2 -	N 73°34'00" E	86.83'	
3 -	S 16°25'00" E	329.95'	
4 -	S 73°34'00" W	86.83'	

0.66 ACRE



PREPARED BY:
CAMARILLO SANITARY-DISTRICT
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93011-0248
(805) 388-5382

**CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE - PARCEL A
(CSD ANNEXATION NO. 2003-06)**

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

THOSE PORTIONS OF LOT 23 AND LAS POSAS ROAD, BERRY LAND TRACT, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 MR. 52

JANUARY 4, 2004

SHEET 1 OF 1

**CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE – PARCEL A
(CSD ANNEXATION NO. 2003-06)**

Those portions of Lot 23 and Las Posas Road, in the City of Camarillo, County of Ventura, State of California, as said Lot 23 and Las Posas Road are shown on the map of Berry Land Tract, recorded in the office of the County Recorder of said County in Book 14, Page 52 of Miscellaneous Records, described as follows:

Beginning at the southerly terminus of the 2nd course of the Hulse Annexation (CSD Annexation No. 2003-03) to the Camarillo Sanitary District, as shown and described in the Certificate of Completion recorded on June 18, 2001, in the office of said County Recorder as Document No. 2001-0114443-00 of Official Records; thence, North 73°34'00 East 87.81 feet along the existing boundary of said Camarillo Sanitary District to the southerly prolongation of the west line of said Lot 23, same being the True Point of Beginning; thence, along said prolongation and west line,

- 1st - North 16°25'00" West 329.95 feet to the north line of said Lot 23; thence, along said north line,
- 2nd - North 73°34'00" East 86.83 feet to the east line of the west half of said Lot 23; thence, along said east line and the southerly prolongation thereof,
- 3rd - South 16°25'00" East 329.95 feet to the existing boundary of said Camarillo Sanitary District; thence, along said existing boundary of said Camarillo Sanitary District,
- 4th - South 73°4'00" West 86.83 feet to the True Point of Beginning and containing 0.66 Acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Yell Rauson

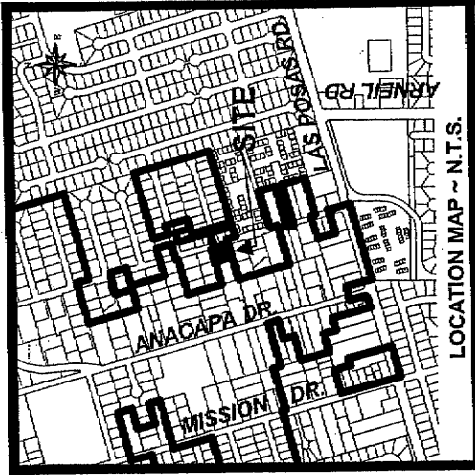
Date:

3/30/04

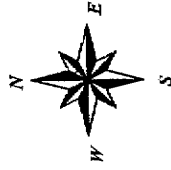
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *[Signature]*

Date: 3/30/04



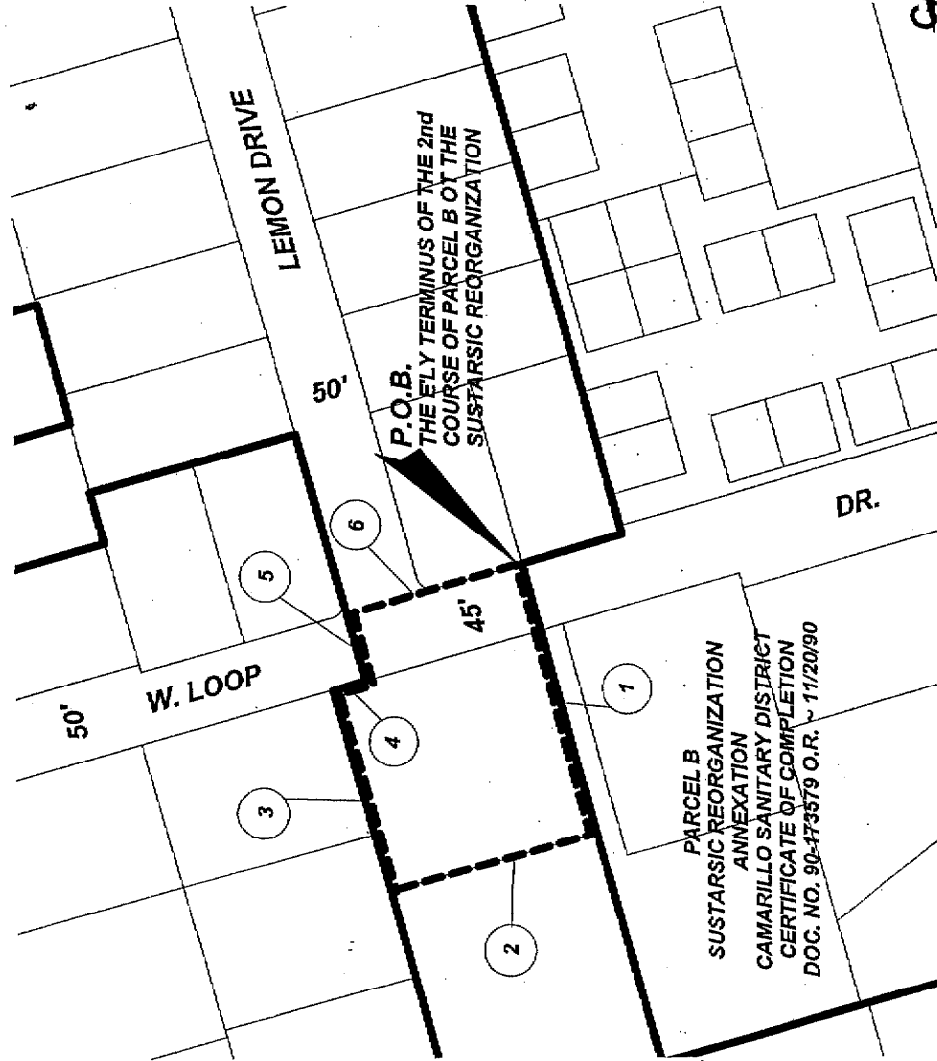
PREPARED BY:
CAMARILLO SANITARY DISTRICT
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93011-0248
(805) 388-5382



COURSES

- 1 - S 73°34'00" W 180.56'
- 2 - N 16°36'00" W 140.00'
- 3 - N 73°34'00" E 135.56'
- 4 - S 16°36'00" E 22.30'
- 5 - N 73°34'00" E 45.00'
- 6 - S 16°36'00" E 117.70'

0.56 ACRE



**CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE - PARCEL B
(CSD ANNEXATION NO. 2003-06)**

THOSE PORTIONS OF LOT B OF BLOCK 4 AND WEST LOOP DRIVE, OF THE RE-SUBDIVISION OF A PORTION OF PLEASANT VALLEY, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 16 MR. 33

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

**CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE – PARCEL B
(CSD ANNEXATION NO. 2003-06)**

Those portions of Lot B of Block 4 of the Re-Subdivision of a portion of Pleasant Valley and West Loop Drive, in the County of Ventura, State of California, as said Lot A and West Loop Drive are shown on the map recorded in the office of the County Recorder of said County in Book 16, Page 33 of Miscellaneous Records, described as follows:

Beginning at the intersection of the easterly prolongation of the south line of said Lot B and the east line of said West Loop Drive, 45.00 feet wide, said intersection being the easterly terminus of the 2nd course of Parcel B of the Sustarsic Reorganization, Annexation to the Camarillo Sanitary District, as shown and described in the Certificate of Completion recorded on November 20, 1990 in the office of said County Recorder as Document No. 90-173579 of Official Records; thence, along the existing Camarillo Sanitary District boundary along said prolongation and said south line,

- 1st - South 73°34'00" West 180.56 feet; thence, leaving said existing district boundary,
- 2nd - North 16°36'00" West 140.00 feet to a point in the north line of said Lot B, said point also being in said existing district boundary; thence, along said north line by the following course and along said existing district boundary by the following three courses:
- 3rd - North 73°34'00" East 135.56 feet to the west line of said West Loop Drive; thence, along said west line,
- 4th - South 16°36'00" East 22.30 feet; thence,
- 5th - North 73°34'00" East 45.00 feet to the east line of said West Loop Drive; thence, along said east line,
- 6th - South 16°36'00" East 117.70 feet to the point of beginning and containing 0.56 Acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

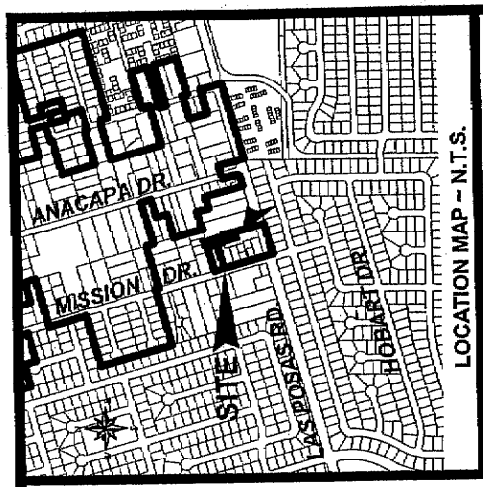
Date:

Yell Rawlins
3/30/04

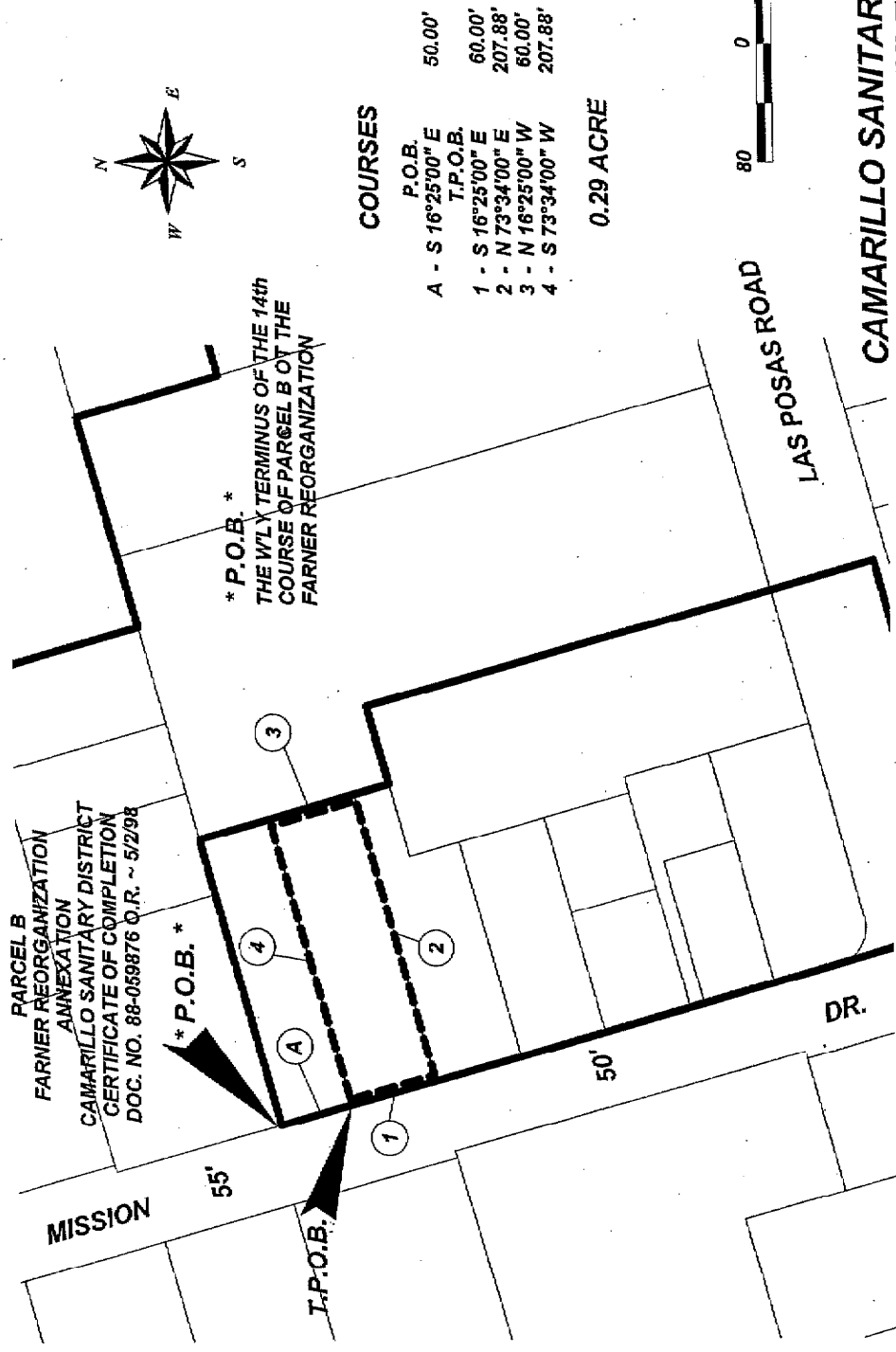
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *[Signature]*

Date: 3/30/04



PREPARED BY:
CAMARILLO SANITARY DISTRICT
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93011-0248
(805) 388-5382



COURSES

- | | |
|-------------------|---------|
| A - S 16°25'00" E | 50.00' |
| 1 - S 16°25'00" E | 60.00' |
| 2 - N 73°34'00" E | 207.88' |
| 3 - N 16°25'00" W | 60.00' |
| 4 - S 73°34'00" W | 207.88' |

0.29 ACRE

**CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE - PARCEL C
(CSD ANNEXATION NO. 2003-06)**

THOSE PORTIONS OF LOTS 5 AND 6 OF CAMARILLO FARMS TRACT, IN THE
CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA,
PER 14 MR. 55

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY
PROPOSED ANNEXATION BOUNDARY

**CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE – PARCEL C
(CSD ANNEXATION NO. 2003-06)**

Those portions of Lots 5 and 6 of the Camarillo Farms Tract, in the City of Camarillo, County of Ventura, State of California, as said Lots are shown on the map recorded in the office of the County Recorder of said County in Book 14, Page 55 of Miscellaneous Records, described as follows:

Beginning at a point in the east line of Mission Drive, 55.00 feet wide, said point also being the westerly terminus of the 14th course of Parcel B of the Farner Reorganization, Annexation to the Camarillo Sanitary District, as shown and described in the Certificate of Completion recorded on May 2, 1988 in the office of the County Recorder of said County as Document No. 88-059876 of Official Records; thence, along said east line and the existing boundary of said Camarillo Sanitary District, South 16°25'00" East 50.00 feet to the True Point of Beginning; thence, continuing along said east line and said existing boundary of said Camarillo Sanitary District,

- 1st - South 16°25'00" East 60.00 feet; thence, leaving said existing district boundary,
- 2nd - North 73°34'00" East 207.88 feet to the east line of said Lot 6; thence, along said east line,
- 3rd - North 16°25'00" West 60.00 feet; thence, leaving said east line of said Lot 6,
- 4th - South 73°34'00" West 207.88 feet to the True Point of Beginning and containing 0.29 Acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

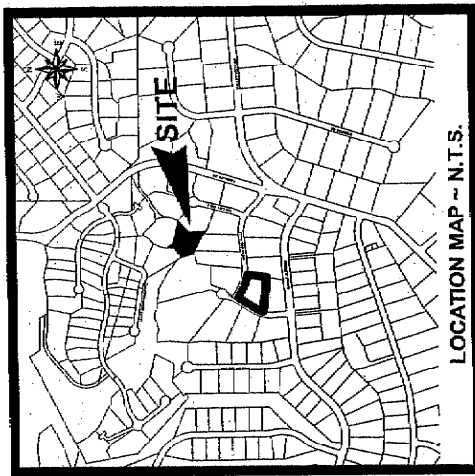
Date:

Gell Raveland
3/30/04

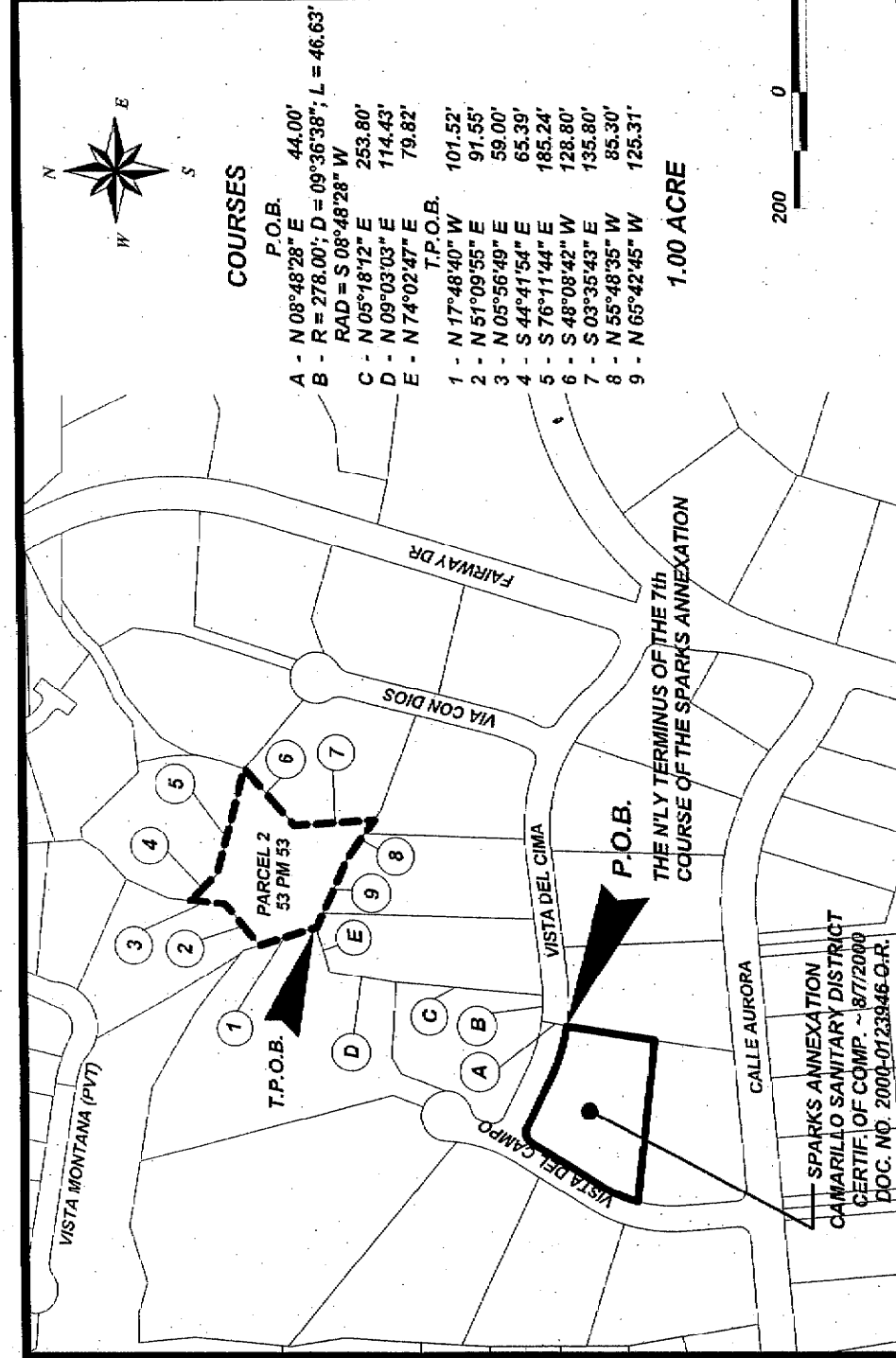
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Phil Foxworth*

Date: *3/30/04*



PREPARED BY:
CAMARILLO SANITARY DISTRICT
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93011-0248
(805) 388-5382



COURSES

	P.O.B.	
A - N 08°48'28" E	44.00'	
B - R = 278.00'; D = 09°36'38"; L = 46.63'		
RAD = S 08°48'28" W		
C - N 05°18'12" E	253.80'	
D - N 09°03'03" E	114.43'	
E - N 74°02'47" E	79.82'	
	T.P.O.B.	
1 - N 17°48'40" W	101.52'	
2 - N 51°09'55" E	91.55'	
3 - N 05°56'49" E	59.00'	
4 - S 44°41'54" E	65.39'	
5 - S 76°11'44" E	185.24'	
6 - S 48°08'42" W	128.80'	
7 - S 03°35'43" E	135.80'	
8 - N 55°48'35" W	85.30'	
9 - N 65°42'45" W	125.31'	

1.00 ACRE

CAMARILLO SANITARY DISTRICT ANNEXATION DUNKLE - PARCEL D (CSD ANNEXATION NO. 2003-06)

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

ALL OF PARCEL 2, PARCEL MAP NO. 4584, IN THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, PER 53 P.M. 53

JANUARY 4, 2004

SHEET 1 OF 1

**CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE – PARCEL D
(CSD ANNEXATION NO. 2003-06)**

All of Parcel 2, of Parcel Map No. 4584, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County, in Book 53, Page 53 of Parcel Maps, described as follows:

Beginning at the northeasterly corner of Lot 2 of Tract No. 3893 as shown on the map recorded in the office of said County Recorder in Book 108, Page 19 of Miscellaneous Records, said corner also being the northerly terminus of the 7th course the Sparks Annexation to the Camarillo Sanitary District, as shown and described in the Certificate of Completion recorded on August 7, 2000, in the office of said County Recorder, as Document No. 2000-0123946-00 of Official Records; thence, along the northerly prolongation of the easterly line of said Lot 2, North 08°48'28" East 44.00 feet to a point in the north line of Vista Del Cima, 44.00 feet wide, said north line being curve concaved northerly, having a radius of 278.00 feet, and having a radial to said point in said north line bearing South 08°48'28" West; thence, along said curve and north line, Easterly 46.63 feet through a central angle of 09°36'38" to the southwesterly corner of Lot 15 of said Tract No. 3893; thence, along the boundary of said Lot 15 by the following three courses: North 05°18'12" East 253.80 feet; thence, North 09°03'03" East 114.43 feet; thence, North 74°02'47" East 79.82 feet to the southwesterly corner of said Parcel 2 of said parcel Map No. 4584, said southwesterly corner being the True Point of Beginning; thence, along the boundary of said Parcel 2 by the following nine courses:

- 1st - North 17°48'40" West 101.52 feet; thence,
- 2nd - North 51°09'55" East 91.55 feet; thence,
- 3rd - North 05°56'49" East 59.00 feet; thence,
- 4th - South 44°41'54" East 65.39 feet; thence,
- 5th - South 76°11'44" East 185.24 feet; thence,
- 6th - South 48°08'42" West 128.80 feet; thence,
- 7th - South 03°35'43" East 135.80 feet; thence,
- 8th - North 55°48'35" West 85.30 feet; thence,
- 9th - North 65°2'45" West 125.31 feet to the point of beginning and containing 1.00 acre.

2004:104-01 Dunkle – CSD Annex No 03-06\04-01D LEG.doc ~ January 5, 2004

The Ventura County Surveyor's office of the Public Works Agency
certifies this map and legal description to be definite and certain.

Certified by:

Zeel Rautava

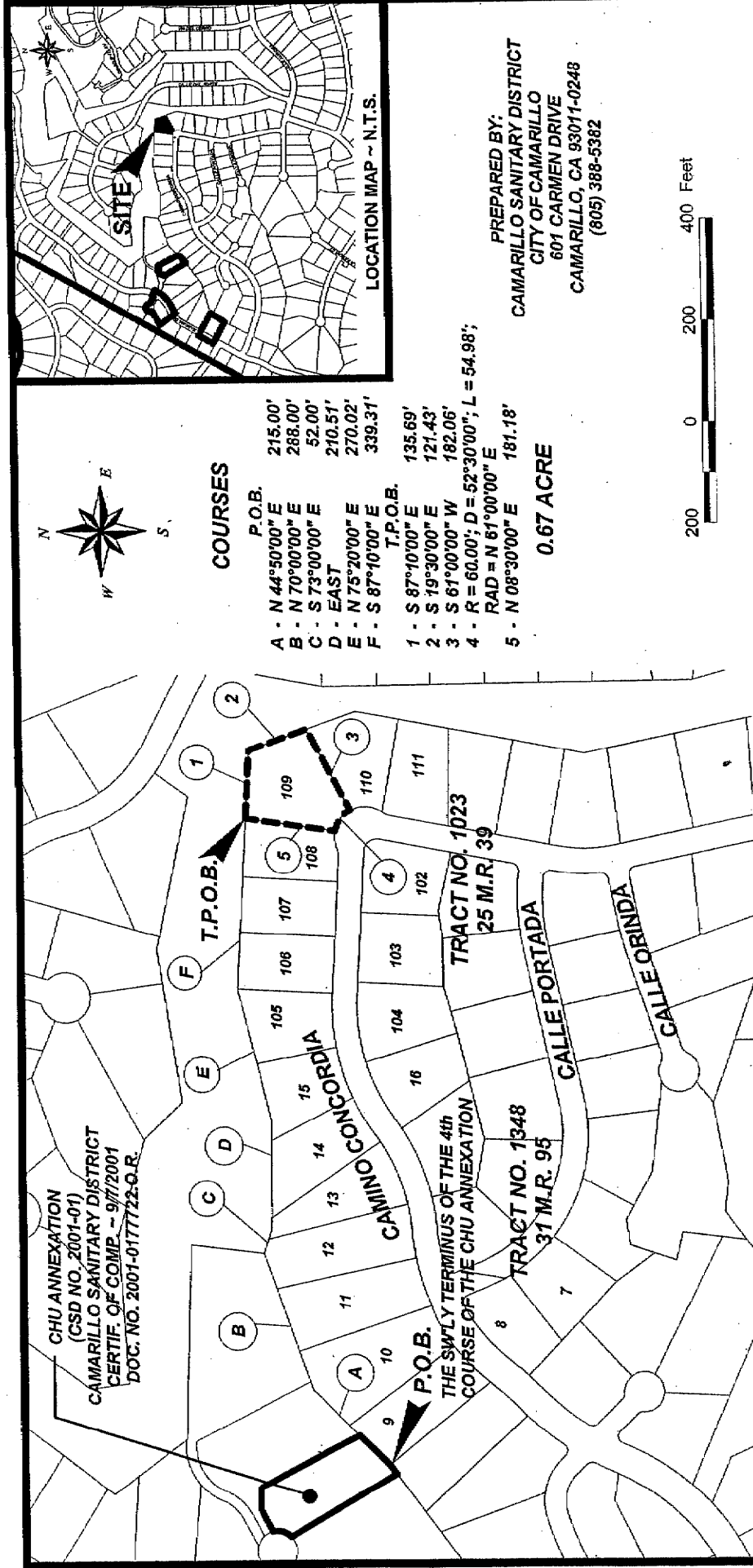
Date:

3/30/04

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Bill Fawcett*

Date: *3/30/04*



CAMARILLO SANITARY DISTRICT ANNEXATION **DUNKLE - PARCEL E** **(CSD ANNEXATION NO. 2003-06)**

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY
PROPOSED ANNEXATION BOUNDARY

ALL OF LOT 109, TRACT NO. 1023, IN THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, PER 25 M.R. 38

**CAMARILLO SANITARY DISTRICT ANNEXATION
DUNKLE – PARCEL E
(CSD ANNEXATION NO. 2003-06)**

All of Lot 109 of Tract No. 1023, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 25, Page 38 of Miscellaneous Records, described as follows:

Beginning at the most westerly corner of Tract No. 1348, as shown on the map recorded in the office of said County Recorder in Book 31, Page 95 of Miscellaneous Records, said corner also being the southwesterly terminus of the 4th course of the Chu Annexation (CSD Annexation No. 2001-01) to the Camarillo Sanitary District as shown and described in the Certificate of Completion recorded on September 7, 2001 in the office of said County Recorder as Document No. 2001-0177722-00 of Official Records; thence, along the existing boundary of said district by the following course and along the boundary of said Tract No. 1348 by the following five courses: North 44°50'00" East 215.00 feet, at 84.17 feet leaving said existing district boundary; thence, North 70°00'00" East 288.00 feet; thence, South 73°00'00" East 52.00 feet; thence, EAST 210.51 feet; thence, North 75°20'00" East 270.02 feet, at 117.54 feet leaving said boundary of said Tract No. 1348 and beginning the boundary of said Tract No. 1023; thence, continuing along said boundary of said Tract No. 1023 by the following two courses: South 87°10'00" East 339.31 feet to the northwesterly corner of said Lot 109 of said Tract No. 1023, said northwesterly corner being the True Point of Beginning; thence, along the boundary of said Lot 109 by the following five courses:

- 1st - South 87°10'00" East 135.69 feet; thence,
- 2nd - South 19°30'00" East 121.43 feet; thence,
- 3rd - South 61°00'00" West 182.06 feet to the beginning of a nontangent curve concaved southwesterly, having a radius of 60.00 feet, and having a radial to said beginning of said curve bearing North 61°00'00" East; thence, along said curve,
- 4th - Northwesterly and westerly 54.98 feet through a central angle of 52°30'00"; thence,
- 5th - North 08°30'00" East 181.18 feet to the True Point of Beginning and containing 0.67 Acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:



Date:

3/30/04